

ORDINANCE NO. ____ OF 2010

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SOUTH SIDE OF PROFESSIONAL DRIVE, 550 FEET WEST OF BERT KOUNS INDUSTRIAL LOOP SHREVEPORT, CADDO PARISH, LOUISIANA, ~~FROM B-3, COMMERCIAL BUSINESS DISTRICT TO B-3-E, COMMERCIAL BUSINESS/EXTENDED USE DISTRICT LIMITED TO "RENTAL STORAGE AND MAINTENANCE OF INDUSTRIAL GENERATORS" ONLY AND TO OTHERWISE PROVIDE WITH RESPECT THERETO~~

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the south side of Professional Drive, 550 feet west of Bert Kouns Industrial Loop, Shreveport, Caddo Parish, Louisiana, legally described as Lot 25, Professional Plaza, Lot 24, and the W/ly 9 feet of Lot 23, Professional Plaza, Shreveport, Caddo Parish, LA, be and the same is hereby changed from B-3, Commercial Business District to B-3-E, Commercial Business/Extended Use District limited to "rental storage and maintenance of industrial generators" only;

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing a screening fence of at least 6 feet high surrounding the outside storage area with landscaping on the subject lot and not in the right-of-way. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions shall require further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT - MAY 2, 2010**

rm

CASE NO:	C-31-10: 741 Professional Drive	District: D/Wooley
APPLICANT:	EVANS EQUIPMENT & ENVIRONMENTAL	District: 9/Thibodeaux
LAND OWNER:	741 Professional Drive, L.L.C. & Robert E. & Willa D. Moss	
LOCATION:	South side of Professional Drive 550' west of Bert Kouns Industrial Loop	
ZONING:	B-3 to B-3-E	
PROPOSED:	Rental storage and maintenance of industrial generators	

GENERAL INFORMATION:

- The applicant is requesting to rezone this site from B-3, Community Business District to B-3-E, Community Business Extended Use District to permit rental, storage and maintenance of industrial generators.
- The generators will be stored outside
- The surrounding properties are zoned B-3
- **Outside storage of industrial generators is an industrial type of use**

SITE PLAN CONSIDERATIONS:

- The site plan shows 43,560 sq. ft. of property with 200' of frontage and a depth of 175'
- There is an existing 4,000 sq. ft. building on a portion of this property
- There are two entrances to the site, one to the building and one to the outside storage area
- Site plan shows chain link fencing. **Since this is an I-1 use for outside storage in a B-3 area, if approved, a screening fencing would appear to be more appropriate.** This screening fence would need to be set back 30 feet from the property line with landscaping in front of it.
- The landscaping shown on the site plan is partially in the right-of-way. The site plan shows the landscaping in the first 30 feet, however, only about a third of this area is on the applicant's lot, the remainder is right-of-way.

PUBLIC'S ASSESSMENT

There was no opposition present.

BOARD'S DECISION

The Board voted 6/0 to recommend approval of B-3-E zoning limited to "rental storage and maintenance of industrial generators" only, subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing enhanced landscaping with mature on the subject lot and not in the right-of-way. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions shall require further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

B-2

C-31-10

500' NOTIFICATION
AREA

B-3

B-3

B-3 to
B-3-E

Professional

Bert Kouns Industrial

INSIDE CITY LIMITS

R-A

Terry Bradshaw Passway

Terry Bradshaw Passway

B-3

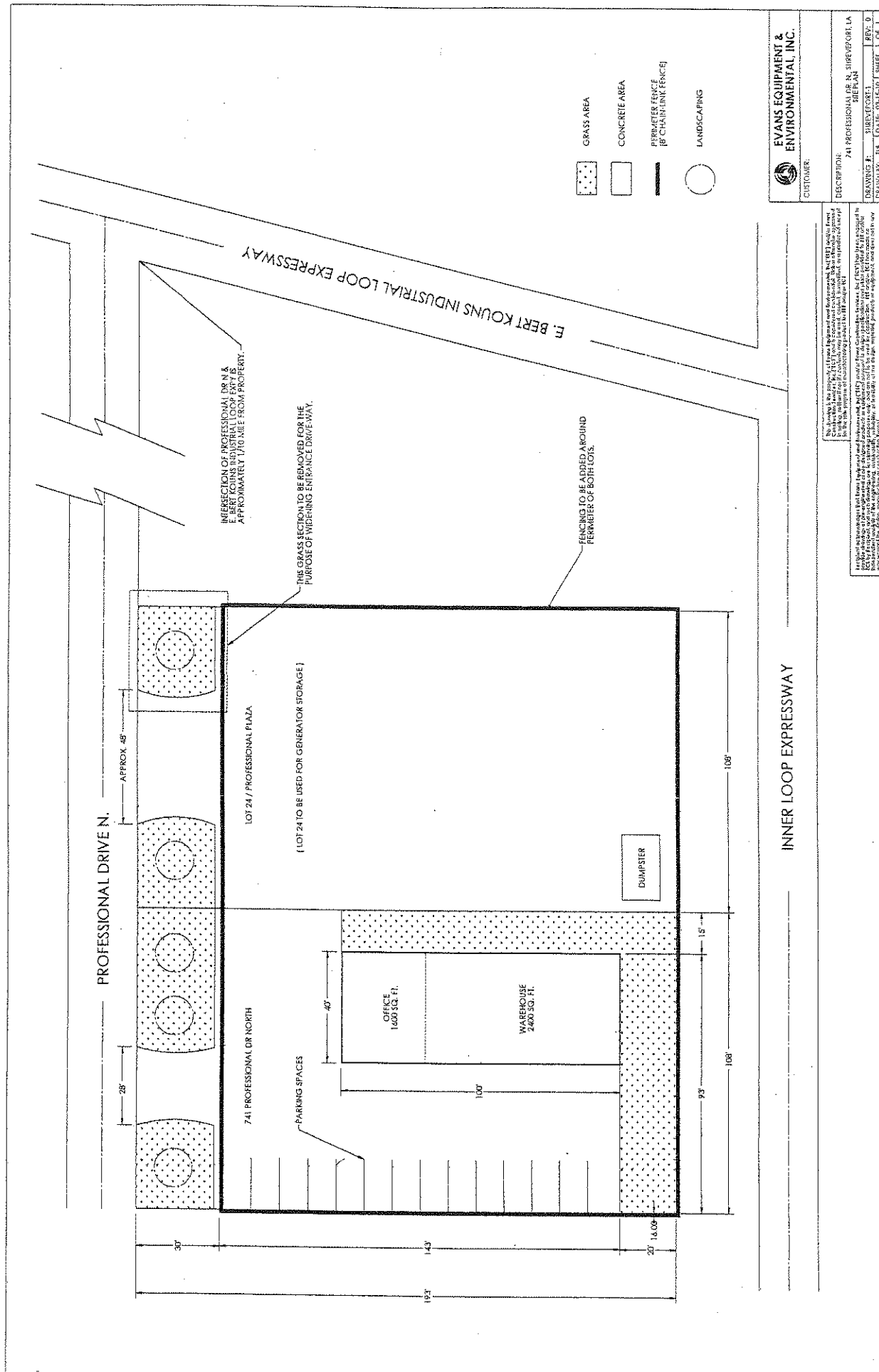
Kouns Industrial

R-A

OUTSIDE CITY LIMITS



SCALE: 1" = '200



C 3110

RECEIVED 3.17.10

Reset Form

APPLICATION: ☒ CITY CASE ☐ PARISH CASE

APPLICANT'S NAME: Evans Equipment & Environmental of Baton Rouge, Inc.

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

Bryan Evans and James Bender

MAILING ADDRESS FOR ALL CORRESPONDENCE:

P. O. Box 15090

PHONE: 2259274187

(between 8:00 & 5:00

Baton Rouge, LA

ZIP CODE: 70895

FAX # 2259274087

EXISTING ZONING:

B3

PROPOSED ZONING:

B3E

ACCEPTABLE ALTERNATIVE:

MPC APPROVAL ☐

SITE PLAN ☒

PBG APPROVAL ☐

PUD APPROVAL ☐

PROPOSED USE: Facility to rent & store generators for industrial use

EXISTING USE: Building & adjoining lot are currently empty.

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Lot 24 -Driveway to be widened

REASON FOR APPLICATION (justification for zoning change): The proposed rental store will need to store

rental equipment outside. Machines will not be stacked on one another.

ADDRESS OF SITE: 741 Professional Drive North, Shreveport, LA 70015

ASSESSOR'S ACCOUNT NUMBER: 161305-002-0025-00 and 161305-002-0049-00

Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION: Lot 25, Professional Plaza, 161305-2-25, and municipally known as 741 Professional Drive North,

Lot 24, and the westerly nine (9) feet of Lot 23, Professional Plaza, 161305-2-49, Shreveport, Caddo Parish, Louisiana 71106

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

741 Professional Drive, LLC
Name 400 E. Kaliste Saloom Dr., Lafayette LA 70508
Address HAROLD L. ROXBOTTOM, JR.
Signature Bernard Schiff
Ch. II Intertec

X Robert E. Moss
Name 319 B. Hamwood Cir. Shreveport, La 7110
Address X [Signature]
Signature

C 31'10

fm 440

STATEMENT OF INTENT
GENERAL REZONING

APPLICANT'S NAME: Evans Equipment & Environmental of Baton Rouge, Inc.

NATURE AND DESCRIPTION OF BUSINESS: The rental, storage, and light maintenance of industrial
generators

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

- ☐ ERROR (there is a manifest error in the Zoning Ordinance)
- ☐ CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)
- ☒ INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)
- ☐ SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: Lot 24 - 21,780 Lot 25 - 21,780

SQUARE FEET OF STRUCTURE(S) 4,000

PARKING SPACES REQUIRED: _____ SPACES PROVIDED: _____

HOURS OF OPERATION (state proposed hours) 7 AM to 6 PM

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? YES IF NOT - WHAT IS THE SOURCE OF WATER? _____

IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? YES IF NOT - WHAT IS THE SOURCE OF SEWER? _____

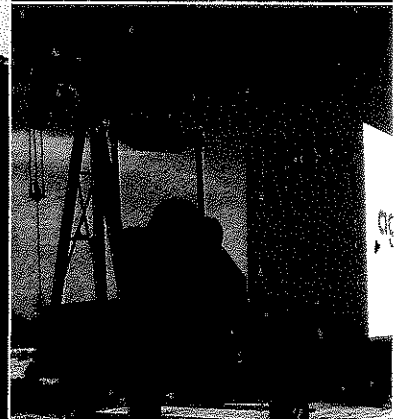
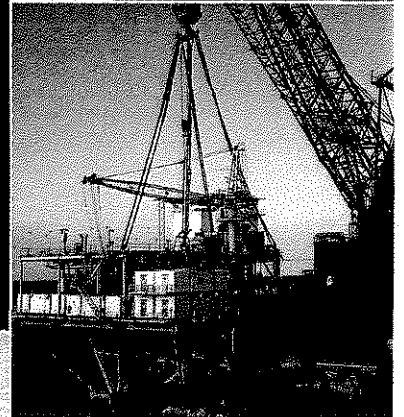
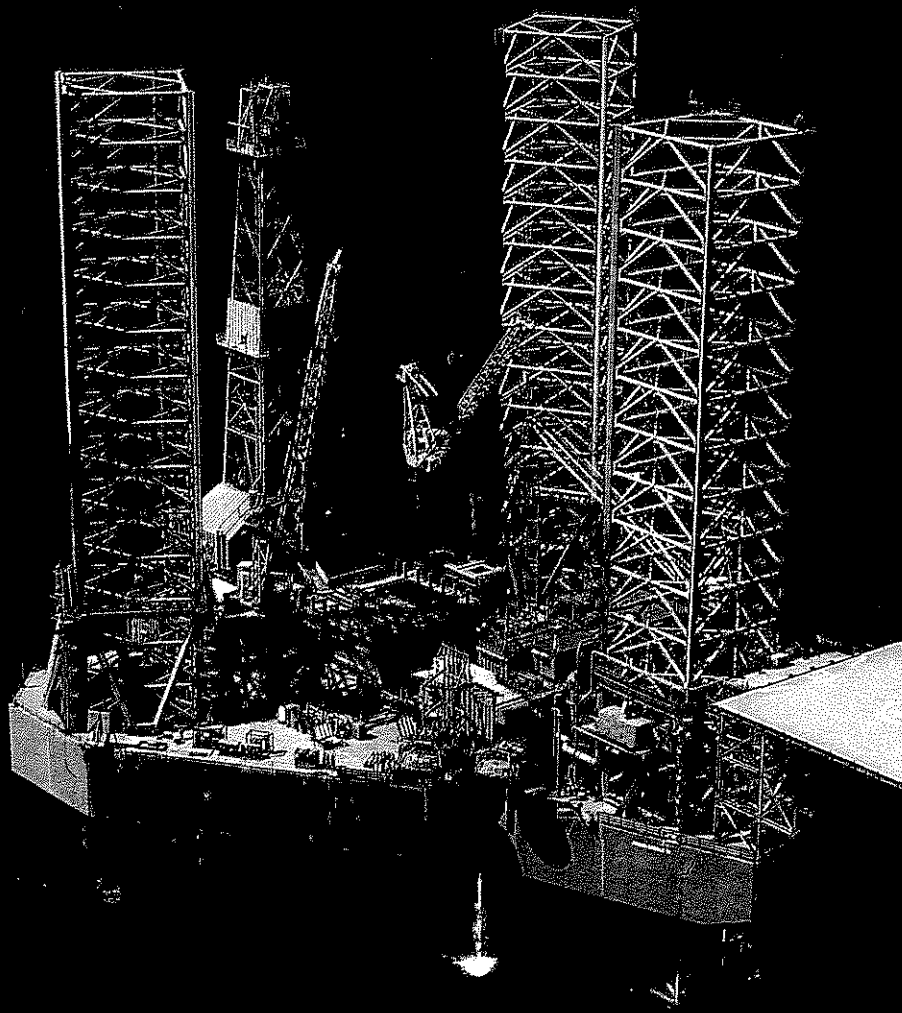
IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? _____
Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? NO

C 31 '10

Oil and Gas

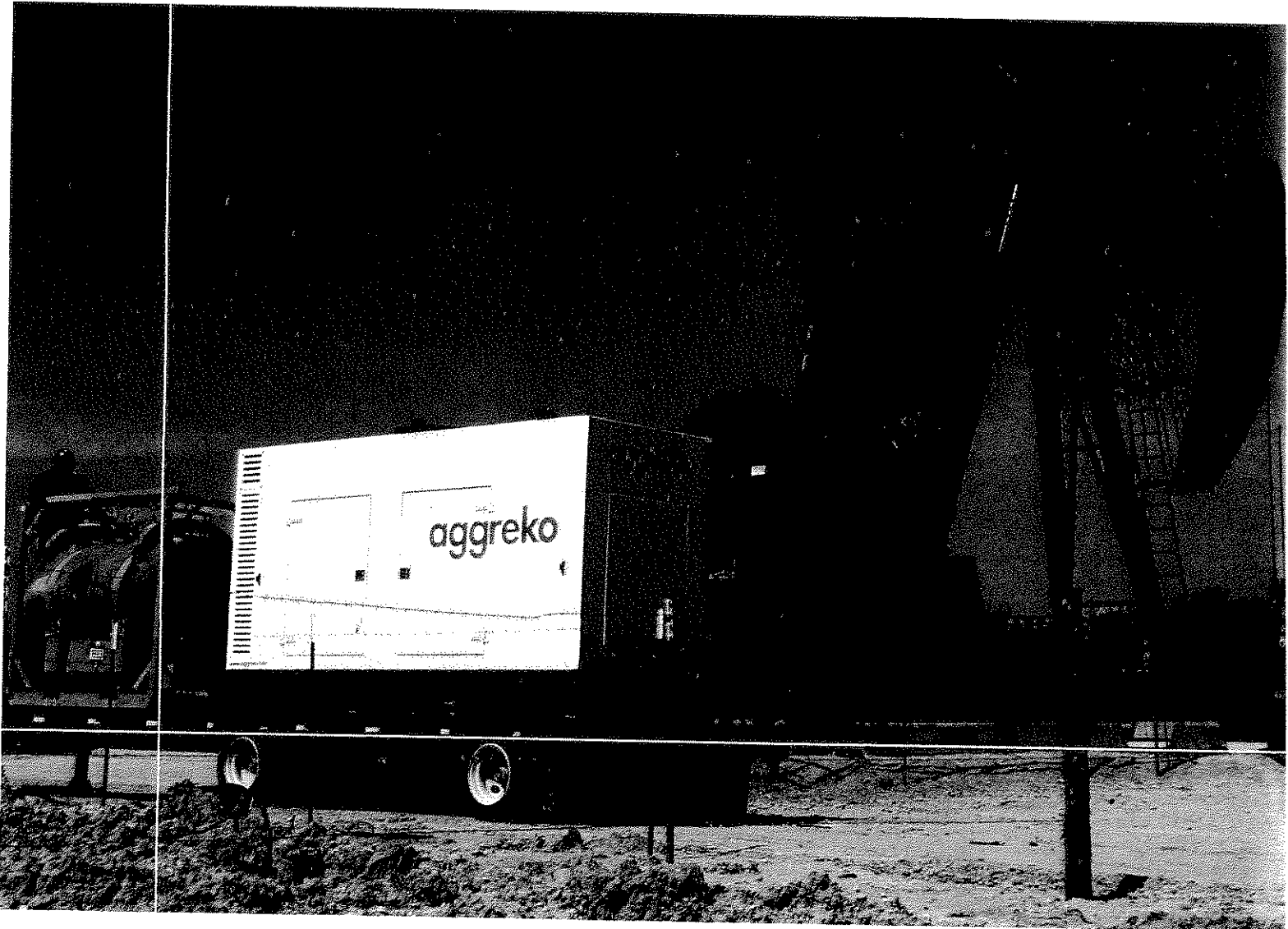
Rental Equipment Solutions



aggreko

Expertise on Demand

Aggreko has been delivering power, heating and cooling, and oil-free compressed air solutions to the Gulf Coast oil and gas market for more than 20 years. With a network of service centers in the area and a team of skilled technicians available to you around the clock, we have the expertise and local support to keep your projects up and running.



Unmatched Expertise

We don't believe in a one-size-fits-all approach to resolving your challenges. Our factory-trained and certified technicians will tailor an equipment solution specific to your needs and then maintain it for the duration of the project. Aggreko employs the most qualified technicians in the industry, and our sales and technical teams have vast knowledge and experience in the oil and gas sector. From commissioning and decommissioning to everyday operations, scheduled maintenance and emergencies, Aggreko has the expertise you can count on.

Customized Solutions

We offer rental power resources ranging from 30kW to multi-megawatt systems, as well as equipment options designed to lessen environmental impact. With our full line of products, services and accessories, Aggreko can provide a complete solution no matter how unique your needs may be. Our diverse equipment fleet undergoes a rigorous maintenance program, ensuring its safety and reliability.

Dynamic Capabilities

As a leading provider of customized power solutions to oil and gas markets worldwide, Aggreko understands the big picture and how it affects our customers locally. We offer products and services designed to advance onshore and offshore operations in even the most challenging circumstances. Whether you want to get a project underway before field utilities have been installed, need a reliable backup power source for emergencies or simply hope to increase worker productivity through workspace temperature management, Aggreko can get the job done.

Responsive Support

At Aggreko, we know our ability to deliver effective, immediate solutions translates into a better bottom line for our customers. We're committed to keeping your exploration activities on track and helping you diminish costly downtime, even in the event of a disruption. With a network of service centers and a team of technicians available for dispatch 24 hours a day, Aggreko provides the equipment and support you need – anytime, anywhere throughout the Gulf Coast region.

Aggreko's Oil & Gas-related capabilities include:

- Production independent of field utility installation
- Consistent production in isolated areas
- Primary power for camps, galleys and tools
- Temporary onshore/offshore emergency backup power
- Contingency planning support
- Enhanced field worker productivity as a result of workspace and facility temperature management
- Operational power for ROVs, dive equipment, oceanengineering and survey equipment
- Loadbank testing for generators and commissioning platforms
- Oil-free compressed air for instrumentation, pipeline and platform decommissioning
- Individual container generators available from 30 to 2,000 kW for unique synchronization and load-sharing
- Environmentally conscious power-solution choices available to customers wherever applicable, including oil-free compressors, spill-resistant tanks, and sound-attenuated and emissions-reducing generators
- Full range of electrical distribution equipment including transformers, panels and switchboards

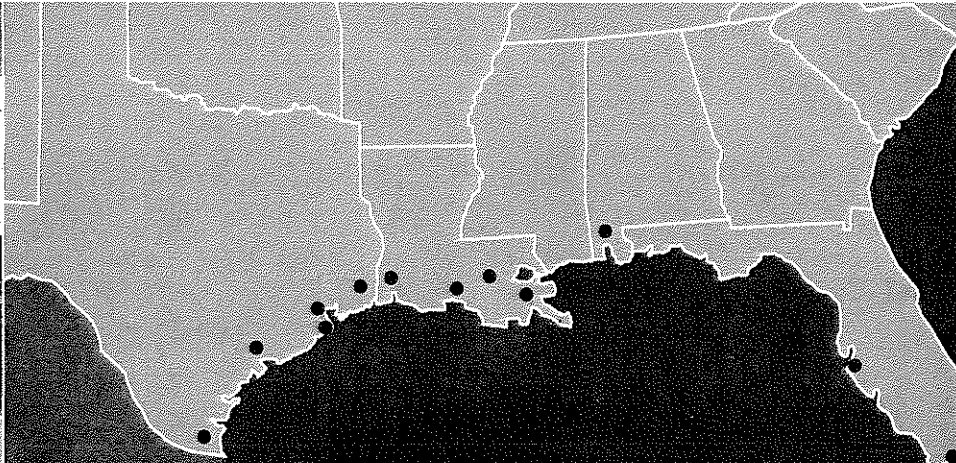
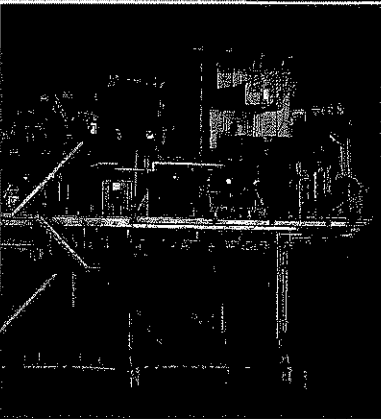
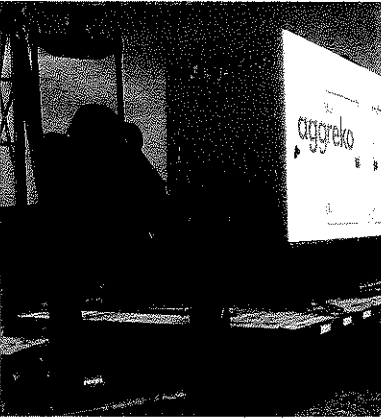


www.aggreko.com

800.AGGREKO

About Aggreko

With 50 locations throughout North America, Aggreko is the leader in the rental of power, heating and cooling, and oilfree compressed air systems. We help companies increase profits by creating opportunities, solving problems and reducing risk using our unique network of locations, equipment and technical service. To learn about Aggreko, visit us at www.aggreko.com/northamerica or call **800.AGGREKO**



Gulf Coast Locations

Baton Rouge
11522 Industriplex Blvd.
Baton Rouge, LA 70809
225.751.3525

Beaumont
1185 Montrose
Beaumont, TX 77707
409.866.1824

Corpus Christi
6747 Leopard
Corpus Christi, TX 78409
361.289.5684

Houston
3732 Magnolia St.
Pearland, TX 77584
713.512.6700

Lake Charles
2698 E. Napoleon St.
Sulphur, LA 70663
337.625.3450

Miami
9100 NW 97 Terrace
Medley, FL 33178
877.603.6021

Mobile
3120 Dial St.
Whistler, AL 36612
251.452.0452

New Iberia
4713 W. Admiral Doyle Dr.
New Iberia, LA 70560
337.365.5479

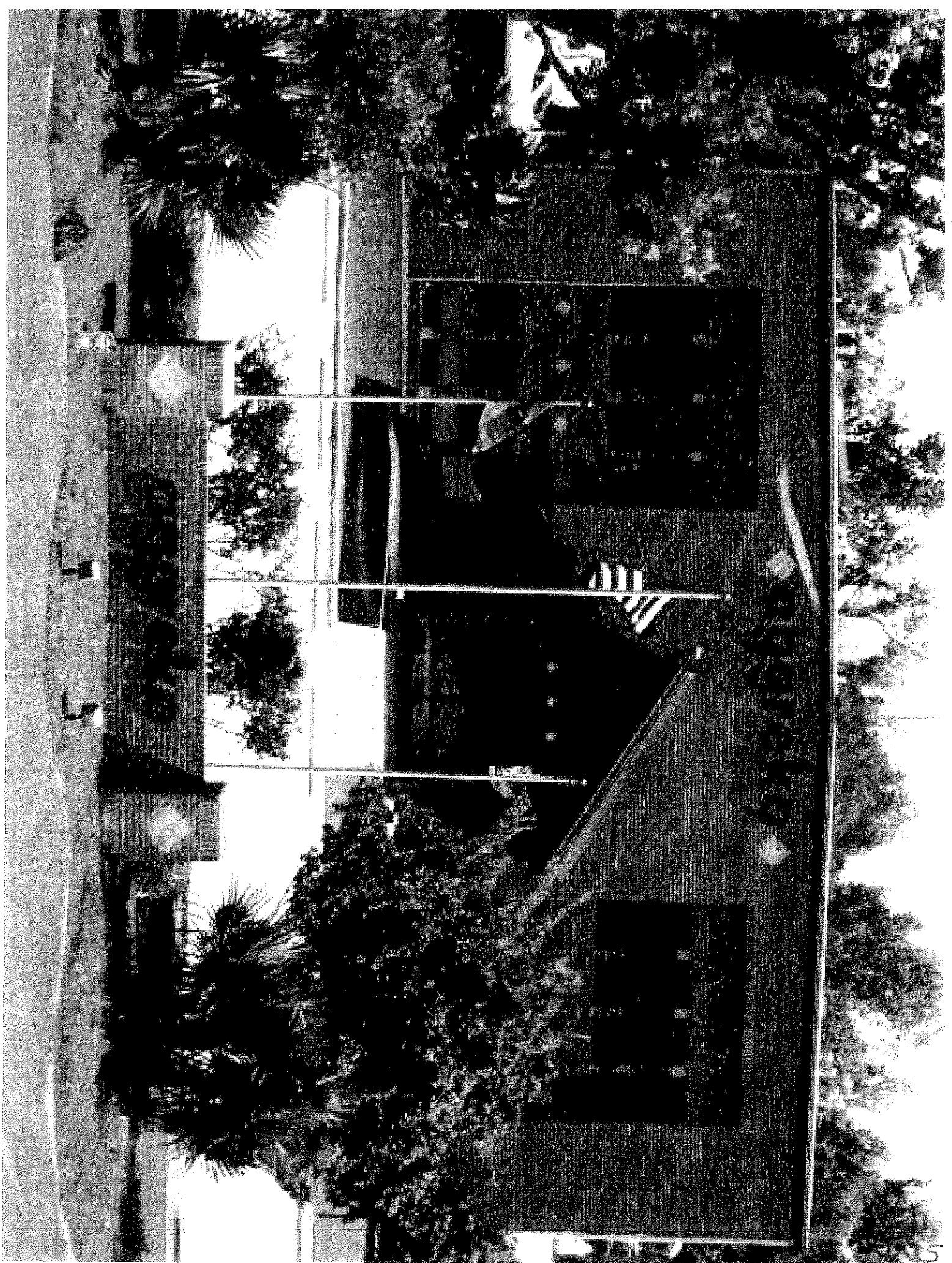
New Orleans
180 W. 3rd St.
Kenner, LA 70062
504.461.0556

Rio Grande Valley
1/8 Mile Primera Rd.
Harlingen, TX 78550
956.292.0845

Tampa
505 N. Sherrill St.
Tampa, FL 33609
813.288.1697

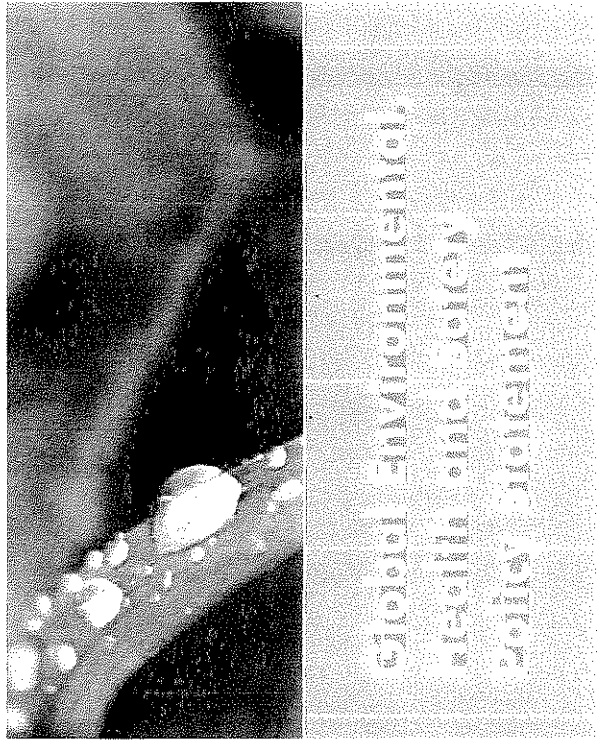
Texas City
300 South Highway 146
Texas City, TX 77590
409.945.4660

aggreko





It is Aggreko's obligation to operate responsibly in a safe, responsible manner which promotes the environment as well as ensuring the health and safety of our employees. Our commitment to the community in which we operate is demonstrated by providing a culture and maintaining a framework that ensures compliance with environmental legislation and safety standards by undertaking the following:

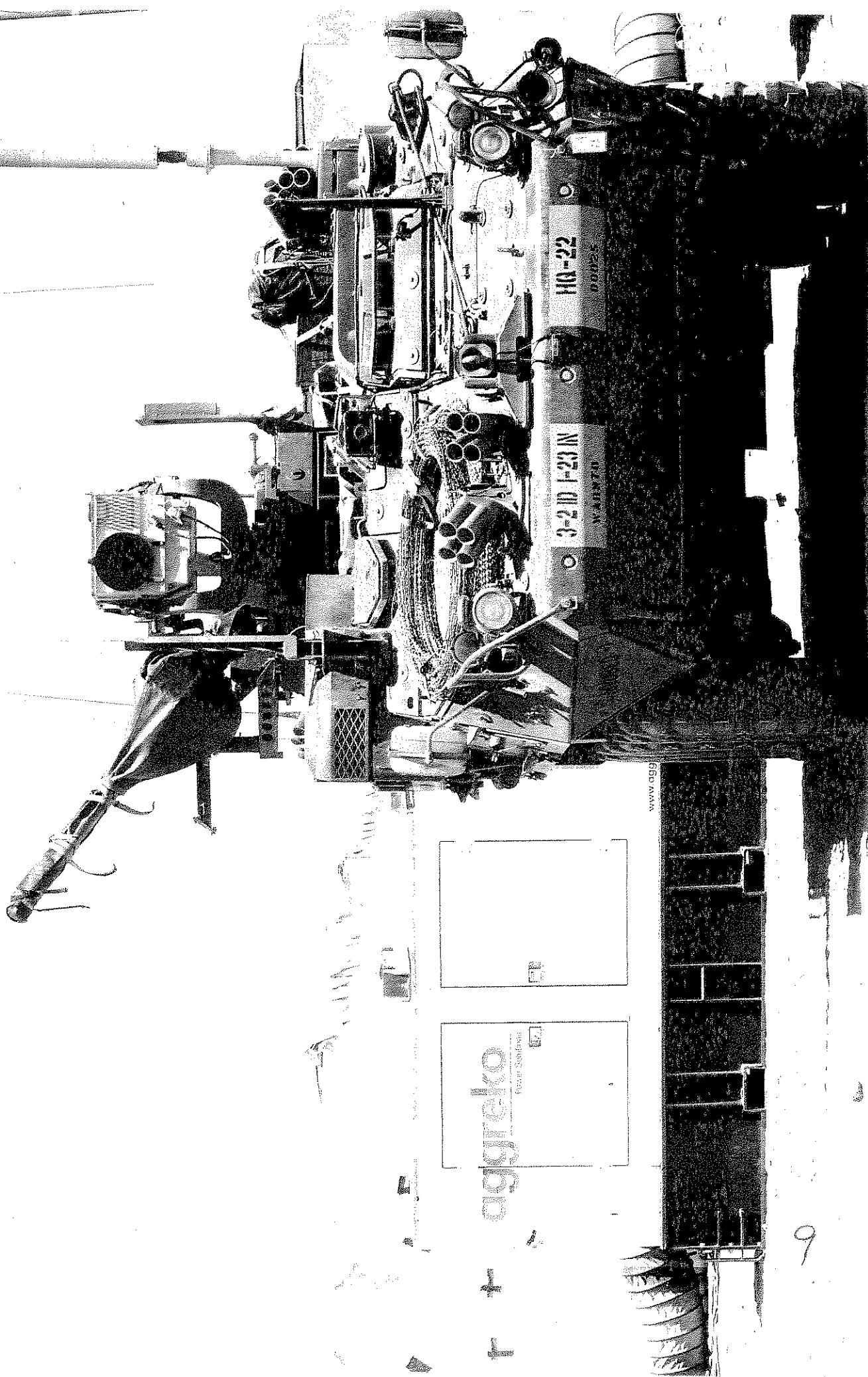


- Recognising, evaluating and responsibly managing our environmental, health and safety risks through implementation of a comprehensive Global Environmental, Health and Safety Management System that standardises best operating practices, objectives, data collection, reporting, audits, performance indicators and goals.
- Performing every aspect of our business in compliance with applicable laws, regulations and industry standards.
- Carrying out formal audits, reviews and evaluations on all aspects of our business and setting annually reviewed objectives and targets for improvement against performance indicators to ensure compliance with this policy.
- Considering environmental, health and safety issues in the design, maintenance and operation of our equipment fleet.

- Supplying safe and reliable products and services to the marketplace, working in partnership with stakeholders including suppliers, customers, subcontractors and agents, to develop more sustainable products and services and ensuring all environmental issues of concern are addressed wherever possible.
- Promoting and demonstrating our commitment to pollution prevention, in particular by the reduction of exhaust and noise emissions, spillages and ozone depletion, by waste minimisation and recycling as well as by ensuring our readiness to deal with environmental issues.
- Timely communication of our business activities and the risks associated with our operations to employees, customers, governments and the communities in which we operate.
- Working diligently to prevent all incidents by engaging with employees and educating them in the implementation of this Policy. Aggreko believes that all incidents can be prevented.
- Integrating environmental, health and safety considerations into all relevant business decisions as a contribution towards sustainable development.
- George Walker has been nominated as the senior manager responsible for ensuring that this policy is implemented and that its operation is monitored. The Board of Directors of Aggreko plc will ensure that the necessary organisation and resources exist to facilitate the achievement of Aggreko's environmental, health and safety goals. It is also the responsibility of each and every employee to implement this policy and live up to its commitments.

Rupert Soames
Group Chief Executive
24 April 2006





HQ-22

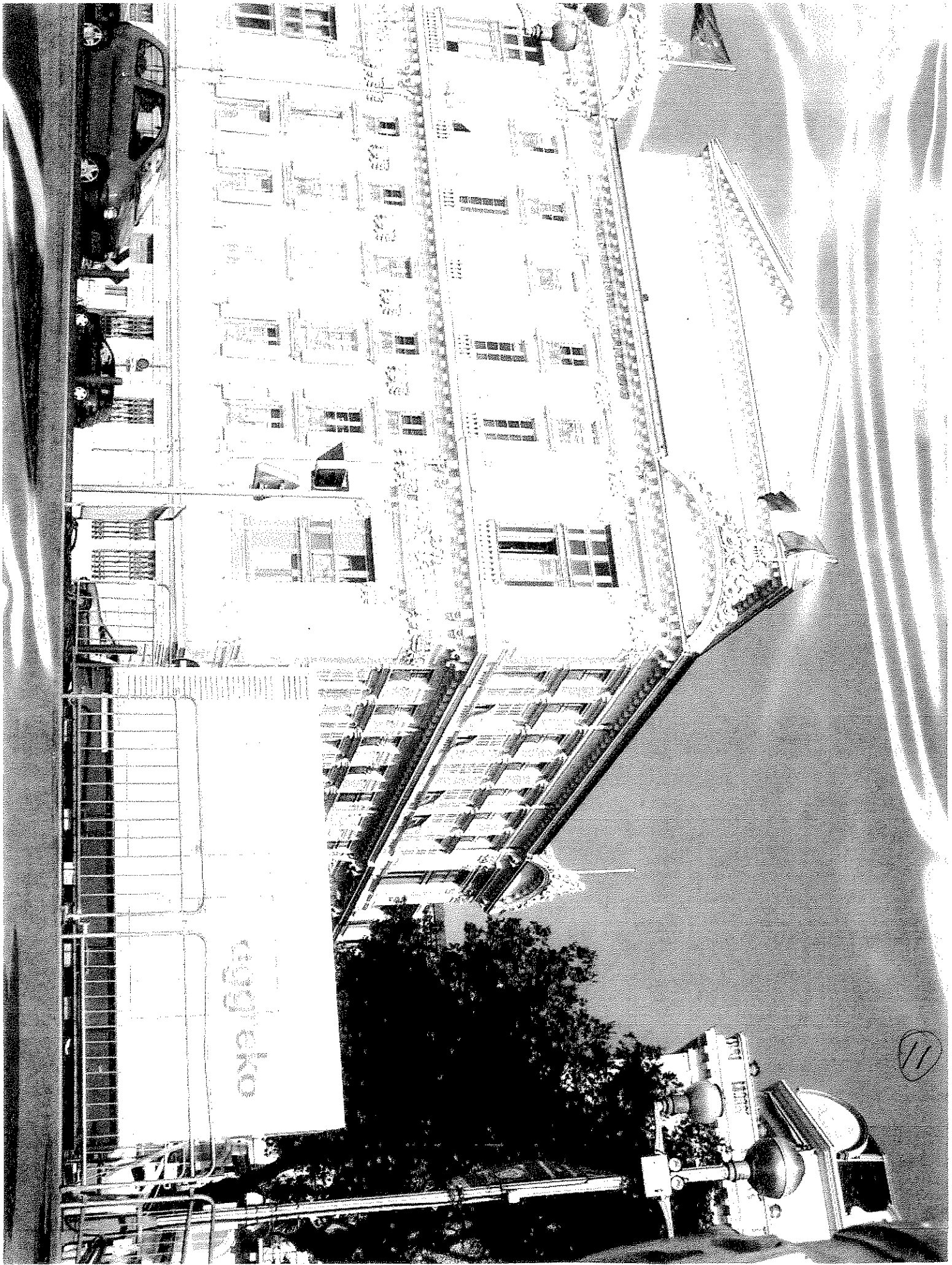
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Power Solutions





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**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
MAY 5, 2010**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, May 5, 2010, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Caddo Parish, LA.

Members Present

Dale Colvin, Chairman
Mary Ruffins, Vice Chairman
Christopher Washington
Mary Wilson
Bessie Smith
Desi Sprawls

Staff Present

Alan Clarke, Zoning Administrator
Ione Dean, Senior Planner
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator

Bus Tour

C. Washington, M. Ruffins, D. Sprawls

Members Absent

1 unfilled position
Winzer Andrews, Secretary
Larry Ferdinand

Others Present

David Cox, Parish Commissioner

The hearing was opened with prayer by **MR. WASHINGTON**, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone for the benefit of those present. Speakers were requested to give their name and mailing address for further staff reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

■ APPROVAL OF MINUTES

A motion was made by **MRS. SMITH**, seconded by **MRS. RUFFINS**, to approve the minutes of the April 7, 2010 public hearing as submitted.

The motion was adopted by the following vote: Ayes: Messrs. COLVIN, SPRAWLS, WASHINGTON, and Meses. RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. FERDINAND and ANDREWS. Note: 1 unfilled position.

► DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**CASE NO. D-1-10:****CITY OF SHREVEPORT**

Gannett River States Publishing Co, dba The Times
Bowman & Assoc.
NW side of Lake Street bounded by Marshall and Market Streets
B-4
Dedication of additional R/W for Lake Street

Representative and/or support:

Stephen Jean spoke on behalf of the City.

There was no opposition present.

A motion was made by **MR. SPRAWLS**, seconded by **MRS. RUFFINS**, to approve the application as submitted.

CASE NO. C-31-10: 741 Professional Dr
EVANS EQUIPMENT & ENVIRONMENTAL
741 Professional Drive, L.L.C., Robert E. & Willa D. Moss
South side of Professional Drive, 550' west of Bert Kouns Industrial Loop
B-3 to B-3-E
Rental storage and maintenance of industrial generators

Representative and/or support:

Mr. Brian Evans (P.O. Box 15080, Baton Rouge, LA 70895)

Mr. James Vander, AGGRECO (no slip filled out) - proposed tenant

- The site is mostly concrete but they will provide substantial landscaping

There was no opposition present.

A motion was made by MR. SPRAWLS, seconded by MRS. SMITH, to recommend approval of B-3-E zoning limited to "rental storage and maintenance of industrial generators" only, subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing enhanced landscaping with mature plantings on the subject lot and not in the right-of-way. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions shall require further review and approval by the Planning Commission. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Planning Commission.

The motion was adopted by the following vote: Ayes: Messrs. COLVIN, SPRAWLS, WASHINGTON, and Mes. RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. FERDINAND and ANDREWS.
Note: 1 unfilled position.